

GREENVILLE S.C.
AUG 23 PM '79
DENNIS J. KISER

1477

MORTGAGE

THIS MORTGAGE is made this seventeenth day of August, 1979, between the Mortgagor, Kenneth C. Johnson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

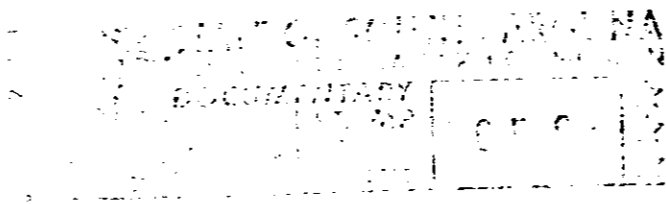
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand, Five Hundred Forty-five and 70/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1997.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being a lot adjoining Lot 2, W. E. Young property near Piedmont Avenue in Piedmont Park as shown on a plat thereof, which plat is of record in the RMC Office for Greenville County, South Carolina in Plat Book 00, Page 122 and being more specifically described as shown on a plat entitled "Property of Jim R. Moss" prepared by Carolina Surveying Company, dated November, 1974, which plat is of record in the RMC Office for Greenville County, South Carolina, in Plat Book 5-I, Page 110, reference to said latter plat being craved for a metes and bounds description thereof.

ALSO, that certain right-of-way and easement extending from Piedmont Avenue in a southerly direction along the eastern most side of Lot 2 and the westerly side of Lot 3, being 12 feet in width.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Dennis J. Kiser as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1109, Page 715, on August 20, 1979.



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which has the address of 4 Coleman Drive Taylors, South Carolina 29687 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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